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July 1, 2021

Orangetown Town Board
26 Orangeburg Road
Orangeburg, NY 10962

Attn: Orangetown Supervisor Kenny and Members of the Orangetown Town Board

Re: Gatto Lane Site Plan, Section 68.07, Block 2, Lot 1
Response to Village of Chestnut Ridge comment letter of June 3, 2022
BE #20267

Dear Supervisor Kenny and Members of the Town Board:

We have the following responses to the Village of Chestnut Ridge Memorandum of June 3, 2022:

1. **Comment:** *Property is adjacent to Chestnut Ridge and 100% of all traffic entering and exiting the proposed rezoning site at SBL 68.07-2-1 ("the Site") will travel into and out of Chestnut Ridge, as there is no access to the Town of Orangetown from this site.*

Response: Comment acknowledged; no response necessary.

2. **Comment:** *The project is out-of-scale, and incompatible with the surrounding single-family residences. The gross density proposed at the site is approximately 4 dwelling units per acre. The adjacent zoning in Chestnut Ridge Village is R-25 or 1.7 dwelling units per acre. This represents a more than doubling of the allowable density adjacent to the R-25 Chestnut Ridge zoning. The current zoning for this site in the Town of Orangetown is R-40 or approximately 1 dwelling unit per acre.*

Response: The PAC zoning bulk requirements specifically allow a density greater than a single family development, but in doing so provides provisions to mitigate the change in use and density. This includes providing limitations with respect to developable areas by requiring buffer areas along all property lines. The PAC zone also includes requirements limiting the number of attached units and limiting the height of structures to the same as that which is allowed in the single-family zoning district. The "increase in density" is offset by a more clustered development and the future use of an active adult community typically results in less vehicular traffic, fewer cars per person, and no school age children to impact the school district. The townhouse style development with attached units reduces sprawl and spread of a single family development, which typically results in land disturbances and lot coverages over the entire parcel. For the current submission, the applicant has reduced the number of units to 38 units (with no three bedroom units), which is a reduction of 5% of what is allowed by the zoning code.

We also note the PAC zone has a provision for bonus density if half the bonus units are designated as affordable units. This is at a density of one unit per acre, which would result in an additional ten units, or 50 total units. The application does not include bonus housing and at 38 units is less than the potential 50 units allowed by the PAC code.

3. **Comment:** *Gatto Lane is not wide enough to handle the traffic from the proposed townhouse development of 40 dwelling units. It has no sidewalks, minimal shoulders and has many trees near the edge of pavement. See Google Maps street-view image on the next page.*

Response: Comment noted. The access via Gatto Lane has been discussed with Orangetown DEM and Highway Department. The road will be widened to meet Town standards for road width.

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4. **COMMENT:** *The nearest collector road is South Pascack Road which approximately 3600 feet or 0.7 miles distant, by way of N. Highland Avenue and Crooked Hill Road. North Highland Road is winding and narrow, and while it is in better condition than Gatto Lane, it is also inadequate as an access for multifamily development, particularly due to the absence of shoulders and sidewalks. We agree with the Rockland County GML assessment that "the subject parcel is deeply embedded within a suburban area and is isolated from any major roadways." See image of North Highland Avenue below.*
Response: The transportation engineering consultant for the Town of Orangetown reviewed the traffic network and determined the surrounding areas were adequate for this development.
5. **Comment:** *The Town of Orangetown Zoning does not allow the PAC ("Planned Adult Community") floating zone to be landed in R-40. The text is §4.69-A clearly mandates that any PAC zone be located within one-quarter mile of the following hamlets: Pearl River, Orangeburg, Blauvelt, Sparkill or Tappan. Such multifamily is appropriate within walking distance of nearby hamlet centers but is not appropriate deep in lower density single family neighborhoods far from collector roads, commercial uses, and supporting services. Clearly this area is not adjacent to a downtown hamlet center.*
Response: The plans submitted to the Orangetown Town Board were developed as per the bulk requirements of "other sites" in the PAC zone; it was never suggested that this was a PAC "hamlet site". Not all PAC developments are required to be within walking distance to a downtown hamlet center. The petition includes a zone change to R-15 which allows the use of the PAC zone. There are 16.3 acres immediately adjacent to the subject property zoned R-15; rezoning to the same R-15 zoning district is entirely consistent with the adjacent developed areas.
6. **Comment:** *If the Town approves this ill-advised petition, we request that the rezoning only be granted if the density is modified to 1.7 dwelling units per acre, and only allowing single family residences without the PAC floating zone. The applicant's own illustration, shown below, clearly shows it to be incompatible with the pattern of surrounding single-family residences on individual lots.*
Response: Comment noted. The PAC zone exists in the Orangetown code for a reason; there is no need for additional or new zoning requirements to regulate density with respect to PAC zoning.
7. **Comment:** *We have not found a Stormwater Pollution Prevention Plan (SWPPP) in public records. Please provide us with a copy of the SWPPP so we may familiarize ourselves with the stormwater management features proposed at the site, and how stormwater quality and quantity will be handled. We note that yesterday, June 2, 2022, Gatto Lane was flooded during a typical thunderstorm. This was not an isolated incident, as nearby residents have reported other ponding incidents on this road during and after other thunderstorms this spring.*
Response: The SWPPP will be prepared during the Site Plan phase and Chestnut Ridge can review the SWPPP at that time. We note stormwater runoff flows south from the site and not towards Chestnut Ridge.
8. **Comment:** *We do not see any details on how sewer services from Grotke Road in Chestnut Ridge, provided by Rockland County Sewer District No. 1, will be extended to serve this proposed townhouse development. Such an extension may negatively impact the sewage system serving Village of Chestnut Ridge residents.*
Response: Sanitary sewer design and capacity analysis will be provided during the Site Plan review by the Planning Board.
9. **Comment:** *We request the opportunity to review and comment on any SEQRA EAF Part III, DEIS or Negative Declaration for this project, prior to its adoption.*
Response: We have no objection to the Village of Chestnut Ridge reviewing any information pertaining to this project.

10. **Comment:** We agree with the Rockland County Planning Department GML review which recommends that this action be disapproved.

Response: Comment noted.

Very truly yours,



BROOKER ENGINEERING, P.L.L.C.

Kenneth DeGennaro, P.E.

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